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BK 6657 PG 127

NO TRANSFER
TAX PAID

Trustee's Deed
029777

KNOW ALL MEN BY THESE PRESENTS that J. Robert Connor and Meredith C. Roy, Trustees of the Meredith L. Connor Irrevocable Trust, a Trust established under an Irrevocable Trust Agreement dated June 25, 1992, in consideration of One Dollar (\$1.00) and other valuable consideration paid by Waterville Land, LLC, having a mailing address of 12 Brook Street, Wellesley, MA 02482-6601, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain sell and convey unto said Waterville Land, LLC, its successors and assigns forever:

A certain parcel off land situated on the southerly side of Kennedy Memorial Drive in the City of Waterville, county of Kennebec, and State of Maine, bounded and described as follows:

Beginning at a 5/8" iron rod found on the southerly sideline of Kennedy Memorial Drive at the northeasterly corner of land now or formerly of Wal-Mart Stores, Inc. as described in Deed Book 4259, Page 282;

Thence S 33° 56' 15" W by Wal-Mart Stores, Inc. 261.00 feet to a 5/8" iron rod found;

Thence S 56° 03' 45" E by Wal-Mart Stores, Inc. 198.00 feet to a 5/8" iron rod found and Washington Street Extension;

Thence, the following courses by Washington Street Extension:

N 39° 01' 35" E a distance of 46.26 feet;

Northeasterly and Northerly by a curve to the left having a radius of 260.00 feet an arc distance of 140.67 feet;

N 08° 01' 35" E a distance of 132.73 feet;

N 36° 58' 25" W a distance of 21.21 feet to Kennedy Memorial Drive;

Thence N 81° 58' 25" W by Kennedy Memorial Drive 110.00 feet to the point of beginning

Said parcel contains 1.195 acres. All bearings are based on the Maine State Grid West Zone.

This conveyance is made subject to part of the site being maintained as a wetland, as set forth as condition #4 in a Department of Environmental Protection Order dated August 22, 1995 and recorded in the Kennebec County Registry of Deeds in Book 4959, Page 17.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Waterville Land, LLC, its successors and assigns, to it and its use forever.

AND WE, the said J. Robert Connor and Meredith C. Roy in our capacity as Trustees as aforesaid, do hereby covenant with the said Waterville Land, LLC, that we are the duly appointed Trustees under the June 25, 1992 Trust Agreement; that we have the power

M. Connor Leahy
PO Box 7046
Waterville, ME 04901

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under the Trust Agreement to sell and convey as aforesaid, and that in making this conveyance we have in all respects acted in pursuance of the authority granted in and by said Trust Agreement.

IN WITNESS WHEREOF, we the said J. Robert Connor and Meredith C. Roy, as Trustees of the Meredith L. Connor Irrevocable Trust have hereunto set our hands and seals this 11th day of October, 2001.

Signed, Sealed and Delivered
in the presence of:

James S. Somers
Kerry Donovan

J. Robert Connor
By: J. Robert Connor, Co-Trustee
Meredith C. Roy
By: Meredith C. Roy, Co-Trustee

of the **MEREDITH L. CONNOR IRREVOCABLE TRUST**

Commonwealth of Massachusetts

County of Norfolk, ss.

BEFORE ME, the undersigned Notary Public in and for said County and State, personally appeared the above-named J. Robert Connor, as Trustee of the Meredith L. Connor Irrevocable Trust who, being duly sworn, acknowledged that he did sign the foregoing instrument as Trustee, that the statements therein contained are true and that the same is his free act and deed.

WITNESS my hand and official seal this 11th day of October, 2001.

Siobhan M. Murphy
Notary Public

SIOBHAN M. MURPHY
Name (Printed)

My Commission Expires:

MY COMMISSION EXPIRES
DECEMBER 03, 2004

Commonwealth of Massachusetts

County of Norfolk, ss.

BEFORE ME, the undersigned Notary Public in and for said County and State, personally appeared the above-named Meredith L. Connor, as Trustee of the Meredith L. Connor Irrevocable Trust who, being duly sworn, acknowledged that she did sign the foregoing instrument as Trustee, that the statements therein contained are true and that the same is her free act and deed.

WITNESS my hand and official seal this 11th day of October, 2001.

Siobhan M. Murphy
Notary Public

SIOBHAN M. MURPHY
Name (Printed)

My Commission Expires:

MY COMMISSION EXPIRES
DECEMBER 03, 2004

RECEIVED KENNEBEC SS.

2001 OCT 12 AM 9:00

ATTEST: *Harriet B. Adams*
REGISTER OF DEEDS